

# PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.1 & 2) to permit a front yard of 0 feet and side yard of 9 feet instead of the required 25 and 30 feet and to permit distances of 50 feet and 55 feet between buildings instead of the required 55 and 60 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- (1) Existing building, required sub-division;
- (2) Reasonable use of land with no adverse effect to the Community.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Lessee:**  
Contract Exchange:  
Timonium Road Limited Partnership  
By: Robert E. Hunt  
Signature  
22 West Road, Suite 302  
Address  
Towson, Maryland 21204  
City and State  
**Attorney for Petitioner:**  
S. Eric DiNenna, Esquire  
Address  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: 296-6820

**Legal Owner(s):**  
Timonium I-83 Investors Limited Partnership  
By: Robert E. Hunt  
Signature  
22 West Road, Suite 302  
Address  
Towson, Maryland 21204  
City and State  
**Attorney for Petitioner:**  
S. Eric DiNenna, Esquire  
Address  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: 296-6820

MAP NW124  
3C  
DATE 5/10/86  
200  
1000  
DP

87-209-A

ORDER RECEIVED FOR FILING  
Date 5/10/86  
By: Robert E. Hunt

IN RE: PETITION ZONING VARIANCES  
NW/corner of Timonium Road  
and Greenspring Avenue -  
8th Election District  
Timonium I-83 Investors  
Limited Partnership,  
Petitioner  
\* \* \* \* \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a front yard setback of zero feet in lieu of the required 25 feet and a side yard setback of 9 feet in lieu of the required 30 feet, thereby permitting distances between buildings of 50 feet and 55 feet in lieu of the required 55 feet and 60 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Jim McGarity, Vice President, appeared and testified and was represented by Counsel. There were no Protestants.

At the outset of the hearing, the Petitioner moved to amend the Petition by requesting a front yard setback of 3 feet 1 inch instead of the requested zero feet. The motion was granted.

Testimony indicated that the subject property, located at the corner of Timonium Road and Greenspring Drive and zoned M.L.-I.M., is improved with an "L-shaped" building. The Petitioner proposes to subdivide the property into two lots and construct an approximately 25,000 square foot three-story office building on the second lot. The proposed lot will be within the span of the "L-shaped" building. All of the requisite zoning regulations will be satisfied by the proposed building, but the new lot lines necessitate variances for the existing building. The "L-shaped" building would surround the proposed lot on the sides, with the east side of the building facing the proposed lot being 9 feet to the side property line and the south side of the existing building facing the proposed lot 3 feet 1 inch from the new lot line.

ORDER RECEIVED FOR FILING  
Date 5/10/86  
By: Robert E. Hunt

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28<sup>th</sup> day of November, 1986, that the Petition for Zoning Variances to permit a front yard setback of 3 feet 1 inch in lieu of the required 25 feet and a side yard setback of 9 feet in lieu of the required 30 feet, thereby permitting distances between buildings of 50 feet and 55 feet in lieu of the required 55 feet and 60 feet, be and is hereby GRANTED from and after the date of this Order.

S. Eric DiNenna  
Zoning Commissioner of  
Baltimore County

AJ/srl  
cc: S. Eric DiNenna, Esquire  
People's Counsel

ORDER RECEIVED FOR FILING  
Date 5/10/86  
By: Robert E. Hunt

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COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9080

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060  
August 4, 1986

DESCRIPTION TO ACCOMPANY APPLICATION FOR ZONING VARIANCE N.W. CORNER TIMONIUM ROAD AND GREENSPRING DRIVE, LOT 2:

Beginning at a point formed by the intersection of the west side of Greenspring Drive (60 feet wide) with the north side of Timonium Road (80 feet wide) thence along the north side of Timonium Road (1) South 30 degrees 17 minutes 10 seconds West 44.50 feet (2) South 58 degrees 21 minutes 50 seconds West 31.40 feet (3) along a curve to the right having a radius of 1869.86 feet for an arc length of 132.65 feet thence leaving Timonium Road North 28 degrees 06 minutes 12 seconds West 230.52 feet thence North 66 degrees 53 minutes 48 seconds East 198.55 feet to the west side of Greenspring Avenue thence binding thereon South 23 degrees 06 minutes 12 seconds East 184.31 feet to the place of beginning.

Malcolm E. Hudkins  
Malcolm E. Hudkins  
Registered Surveyor #5095

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9080

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060  
August 4, 1986

DESCRIPTION TO ACCOMPANY APPLICATION FOR ZONING VARIANCE N.W. CORNER TIMONIUM ROAD AND GREENSPRING DRIVE, LOT 1:

Beginning at a point on the west side of Greenspring Drive (60 feet wide) said point being North 23 degrees 06 minutes 12 seconds West 184.31 feet from the point formed by the intersection of the west side of Greenspring Drive with the north side of Timonium Road (80 feet wide) thence leaving Greenspring Drive South 66 degrees 53 minutes 48 seconds West 198.55 feet thence South 28 degrees 06 minutes 12 seconds East 230.52 feet to the north side of Timonium Road thence binding thereon along a curve to the right having a radius of 1869.86 feet for an arc length of 180.48 feet thence leaving Timonium North 15 degrees 23 minutes 22 seconds West 576.81 feet thence North 03 degrees 59 minutes 02 seconds West 25.97 feet to the south side of Ramp "B" of Interstate 83 thence binding thereon (1) North 69 degrees 03 minutes 14 seconds East 110.82 feet (2) North 88 degrees 24 minutes 57 seconds East 153.02 feet (3) South 88 degrees 24 minutes 57 seconds West 33.67 feet (4) South 31 degrees 14 minutes 14 seconds East 75.65 feet to the west side of Greenspring Drive thence binding thereon (1) South 60 degrees 18 minutes 48 seconds West 0.81 feet (2) South 23 degrees 06 minutes 12 seconds East 213.33 feet to the place of beginning.

Malcolm E. Hudkins  
Malcolm E. Hudkins  
Registered Surveyor #5095

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW/Corner of Timonium Rd. &  
Greenspring Ave., 8th District : OF BALTIMORE COUNTY  
TIMONIUM I-83 INVESTORS : Case No. 87-209-A  
LIMITED PARTNERSHIP, Petitioner :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 31st day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, Suite 600, Mercantile-Towson Building, 409 Washington Avenue, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

87-209-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 30th day of September, 1986.

Arnold Fablon  
Arnold Fablon  
Zoning Commissioner

Petitioner: Timonium I-83 Investors  
Petitioner's Limited Partnership  
Attorney: S. Eric DiNenna, Esquire  
Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

ORDER RECEIVED FOR FILING  
Date 5/10/86  
By: Robert E. Hunt

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# PETITION FOR ZONING VARIANCES

8th Election District

Case No. 87-209-A

LOCATION: Northwest Corner of Timonium Road and Greenspring Avenue

DATE AND TIME: Monday, November 24, 1986, at 12:15 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a front yard of 0 feet and side yard of 9 feet in lieu of the required 25 feet and 30 feet and to permit distances of 50 feet and 55 feet between buildings in lieu of the required 55 feet and 60 feet

Being the property of Timonium I-83 Investors Limited Partnership, as shown on plat filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 6, 1986

THE JEFFERSONIAN,

*Luan Sander Obriet*

Publisher

Cost of Advertising

27.50

PETITION FOR ZONING VARIANCES  
8th Election District  
Case No. 87-209-A  
LOCATION: Northwest Corner of Timonium Road and Greenspring Avenue  
DATE AND TIME: Monday, November 24, 1986, at 12:15 p.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to permit a front yard of 0 feet and side yard of 9 feet in lieu of the required 25 feet and 30 feet and to permit distances of 50 feet and 55 feet between buildings in lieu of the required 55 feet and 60 feet Being the property of Timonium I-83 Investors Limited Partnership, as shown on plat filed with the Zoning Office.  
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
11/06 Nov. 6

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commission  
Date: November 7, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-199-A and 87-209-A

Assuming compliance with the landscaping requirements noted by the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject requests.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slb

GILBERT D. COOKE ASSOCIATES ARCHITECTS / PLANNERS  
720 EAST PRATT STREET • BALTIMORE, MARYLAND 21202 • (301) 837-2350

The existing building has two vents in the south wall. The two avenues of approach would be to close the vents and reorient them to be roof top units. The other is to reconsider the proposed lot line to be 37 inches south of the existing building instead of directly on the building face. This is what is proposed.

Sincerely,

*Gilbert D. Cooke*  
Gilbert D. Cooke, AIA

cc: Eric Dinenna  
Robert G. Griffith

GDC:eak

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

87-209-A

District 8th Date of Posting 11-8-86

Posted for: Timonium I-83 Investors Limited Partnership

Petitioner: Timonium I-83 Investors Limited Partnership

Location of property: NW/Cor. of Timonium Rd. and Greenspring Ave.

Location of Sign: NW/Cor. of Timonium Rd. and Greenspring Ave.

Remarks:

Posted by: *A. J. Jablon* Date of return: 11-14-86

Number of Signs: 1

GILBERT D. COOKE ASSOCIATES ARCHITECTS / PLANNERS  
720 EAST PRATT STREET • BALTIMORE, MARYLAND 21202 • (301) 837-2350

November 21, 1986

Mr. Theodore Burnham  
Building Plans Review, Baltimore County  
111 West Chesapeake Avenue  
Room 122  
Towson, Maryland 21204

Re: Timonium Green

Dear Mr. Burnham:

As the architect for the proposed project referred to as Timonium Green at the northwest corner of the intersection of Timonium Road and Greenspring Drive in Baltimore County, I have inspected the building that is adjacent to the proposed office building, and certify that its construction with the proposed property line complies with the requirement that it be a non-bearing masonry wall, and, as a sprinklered structure, meets the requirements as outlined to accommodate the proposed office building construction.

As per our conversation, the following information further validates the above conclusion.

As the existing building is type 2C construction, the allowable area limitation is 9,600 square feet. A 200% increase because the building is sprinklered would make that allowable area 19,200 square feet.

A partial perimeter increase is allowed because of a distance in excess of 30 feet to property lines on the north and east of the building, and also by inference on the west. A 50% increase (allowable maximum of 150%) would increase the allowable area to 28,000 square feet. The actual building is 21,700 square feet.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 19, 1986

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
Suite 600, Mercantile-Towson  
Building  
409 Washington Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES  
NW/Cor. of Timonium Rd. and Greenspring Ave.  
8th Election District  
Timonium I-83 Investors Limited Partnership - Petitioner  
Case No. 87-209-A

Dear Mr. DiNenna:

This is to advise you that \$80.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland.

S. Eric DiNenna, Esquire  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

October 17, 1986

## NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES  
NW/Cor. of Timonium Rd. and Greenspring Ave.  
8th Election District  
Timonium I-83 Investors Limited Partnership -  
Petitioner  
Case No. 87-209-A

TIME: 12:15 p.m.

DATE: Monday, November 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*A. J. Jablon*  
Zoning Commissioner  
of Baltimore County

AJ:med

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025368

DATE 11-24-86 ACCOUNT 01-615-000

AMOUNT \$ 80.75

RECEIVED BY S. Eric DiNenna, Esq., 11/24/86

FOR 409 Washington Ave., Towson, Md. 21204

ADVERTISING & POSTING COSTS RE CASE #87-209-A

FOR B 0051\*\*\*\*\*000000 5125F

VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 17, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

S. Eric DiNenna, Esquire  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 122 - Case No. 87-209-A  
Petitioner: Timonium I-83 Investors  
Limited Partnership  
Petition for Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

OCTOBER 28, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 30, 1986  
Item # 122  
Property Owner: ROBERT E. HUNT (TIMONIUM  
INVESTORS LIMITED PART.)  
Location: I-83 INVESTORS LIMITED PART.  
NW/C TIMONIUM RD. & GREENSPRING  
DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- ( ) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 122 Zoning Advisory Committee Meeting of 9-30-86  
Property Owner: Robert E. Hunt  
Location: NW/C Timonium Rd. & Greenspring Dr. District B  
Water Supply: metio Sewage Disposal: metio

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

87-209-A Rec'd 12-22-86

PAUL H. RENCKE  
CHIEF

September 29, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Robert E. Hunt (Timonium I-83 Investors Ltd. Partnership)

Location: NW/C Timonium Road and Greenspring Drive

Item No.: 122

Zoning Agenda: Meeting of 9/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- ( ) 2. A second means of vehicle access is required for the site.

- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy. Proposed property line may interfere with exits from existing building.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Joseph Kelly 9/29/86 Noted and Approved: John F. O'Neill  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairperson Date: October 14, 1986

FROM: Charles E. Burnham 828

SUBJECT: Item #122

It appears the "D" lot line proposal for property line 866' - 53' - 18" W., abutts the existing building on Lot #1. It also appears to have multiple windows and possibly other openings as it exists. This would put the existing building in violation of several sections of Code. In addition, depending on how the building now complies with Article 4 (Table 401) and Article 5 of the Code, as much as a 30'x40' fire separation from any interior lot line could be mandatory to the existing building. The problem cannot be properly addressed by this office unless this office is provided with the correct construction classification as per Table 401, the correct use group as per Article 3, the method of compliance to Table 501 and Section 502, if the building is fully sprinklered, if there are any approved firewalls (Section 1407.) within the building and how the existing building could comply to Section 1406.2?

The number and application of affected areas of Code are numerous and too lengthy to attempt to deal with by this memo. I would ask approval of the proposed property line change be deferred until the owner has a registered architect or engineer familiar with this type of problem meet with us to determine if in fact the line may or may not be moved, or, if it could be moved - how it would affect the existing building. A commitment on the existing buildings, permit and alterations may be required before we could legitimately accept the new property line.

All of this should be viewed from the position that sufficient information has not been provided at this point to give our approval.

CEB/vw

STEPHEN E. COLLINS  
DIRECTOR

October 23, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 122 -ZAC- Meeting of September 30, 1986  
Property Owner: Robert E. Hunt (Timonium I-83  
Investors Limited Partnership)  
Location: NW/C Timonium Road and Greenspring  
Drive  
Existing Zoning: ML-1M  
Proposed Zoning: Variance to permit a front yard of  
0 feet and side yard of 9 feet instead  
of the required 25 and 30 feet and to  
permit distances of 50 feet and 55 feet  
between buildings instead of the required  
55 and 60 feet.  
Area: 3.370 Acres and .991 Acres  
District: 8th Election District

Dear Mr. Jablon:

All access to this site should be from Greenspring Drive.

Very truly yours,

Michael S. Flanagan  
Traffic Engineer Associate II

MSF:tt

Zoning Item # 122 Zoning Advisory Committee Meeting of 9-30-86  
Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.
  - ( ) The results are valid until \_\_\_\_\_
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - ( ) shall be valid until \_\_\_\_\_
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (X) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- ( ) Others \_\_\_\_\_

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

TED ZALESKI, JR.  
DIRECTOR

October 14, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 122 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Robert E. Hunt (Timonium I-83 Investors Ltd. Part.)  
Location: NW/C Timonium Rd. & Greenspring Dr.  
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-86, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/ is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. For wall built 20' or more interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. See attached memo.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) (See attached memo) of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-86. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: SEE ATTACHED LETTER OF COMMENTS.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

1/27/86

GILBERT D. COOKE ASSOCIATES ARCHITECTS / PLANNERS  
720 EAST PRATT STREET • BALTIMORE, MARYLAND 21202 • (301) 837-2350

October 30, 1986

Mr. Theodore Burnham  
Building Plans Review, Baltimore County  
111 West Chesapeake Avenue  
Room 122  
Towson, Maryland 21204

Re: Timonium Green

Dear Mr. Burnham:

As the architect for the proposed project referred to as Timonium Green at the northwest corner of the intersection of Timonium Road and Greenspring Drive in Baltimore County, I have inspected the building that is adjacent to the proposed office building, and certify that its construction on the proposed property line complies with the requirement that it be a non-bearing masonry wall, and, as a sprinklered structure, meets the requirements as outlined to accommodate the proposed office building construction.

Sincerely,

Gilbert D. Cooke, AIA

cc: Eric Dinenna  
Robert Griffith  
Zoning Commissioner  
GDC:esk

PETITIONER:  
TIMONIUM I-83 INVESTORS LIMITED PARTNERSHIP  
#132  
CASE # 87-209-A



PETITION FOR  
ZONING VARIANCES  
8th Election District  
Case No. 87-209-A

LOCATION: Northwest Corner of Timonium Road and Liberspring Avenue

DATE AND TIME: Monday, November 24, 1986, at 12:15 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a front yard of 0 feet and side yard of 9 feet in lieu of the required 25 feet and 30 feet and to permit distances of 50 feet and 55 feet between buildings in lieu of the required 55 feet and 80 feet.

Being the property of Timonium I-83 Investors Limited Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
82433-198952 Nov. 5

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 5, 1986

TOWSON TIMES,

*Susan Sander Obrecht*  
Publisher

38.25

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.

ROBERT A. BRESCHI

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

RECEIVED  
SEP 25 1986

406 WEST PENNSYLVANIA AVE.  
TOWSON, MARYLAND 21204

(301) 296-6820

ZONING OFFICE September 24, 1986

Arnold Jablon  
Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: Item No. 122  
Petitioner - Timonium I-83  
Investors LIMITED  
Petition for Variance PARTNERSHIP

Dear Mr. Commissioner:

Please be advised that I represent the above-captioned Petitioner with reference to a Petition for Variance which has been filed with your office under Item No. 122.

It is imperative that my clients receive a hearing on the requested variance as soon as possible in light that they are desirous of commencing construction of the proposed office building before the freeze sets in.

The complete project hinges upon the matter being heard as soon as possible.

Accordingly, by copy of this letter, I am requesting Mr. Dyer to contact me if a hearing can be set in as soon as possible.

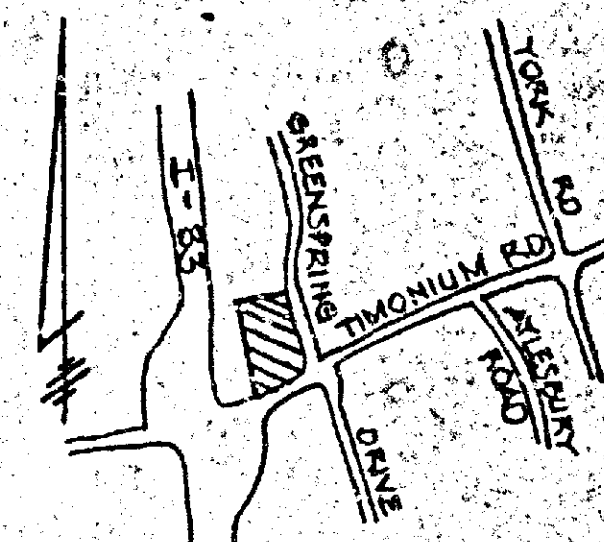
Very truly yours,

*S. Eric Dinenna*  
S. ERIC DINENNA

SED:kar

cc: Mr. James Dyer  
Mr. Carmen Bertazon

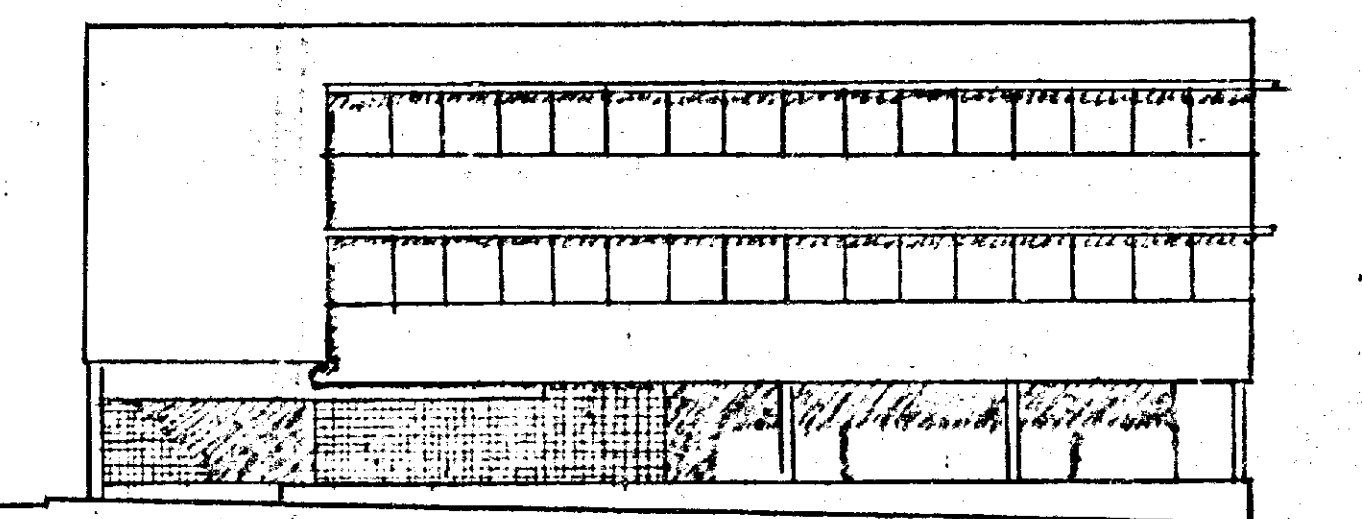
LANDSCAPE REQUIREMENTS  
 FRONTAGE = 862.32 @ 1 TREE PER 40 LF = 22  
 PARKING = 194 SPACES @ 1 TREE PER 12 SPACES = 16.2  
 TOTAL REQ = 38 TREES  
 SCREEN PARKING  
 SCREEN DUMPSTER



LOCATION PLAN  
 SCALE 1" = 1200'

# NOTES

- EX. ZONING = ML - 1M
- AREA = 4.361 AC.± (LOT 1 = 3.370 AC.±, LOT 2 = 0.991 AC.±)
- PARKING DATA  
 LOT 1  
 FF OFFICE = 7795 SF @ 1 SP/300 SF = 26  
 2ND FL & MEZZANINE 10,926 SF @ 1 SP/500 SF = 21.8  
 REMAINDER - LARGEST SHIFT ITS EMP. @ 1 SP/3 EMP. = 58.3 (41,147 SF)  
 TOTAL REQ = 107 TOTAL PROVIDED = 122  
 LOT 2  
 1ST FLOOR OFFICE = 5400 SF @ 1 SP/300 SF = 18  
 2ND FLOOR OFFICE = 3384 SF @ 1 SP/500 SF = 20  
 3RD FLOOR OFFICE = 3384 SF @ 1 SP/500 SF = 20  
 TOTAL REQ = 58  
 TOTAL PROVIDED = 72  
 ALL SPACES MIN. 8.5' x 18'
- VARIANCE REQUESTED FROM SECTION 255.1 (238.142) TO PERMIT A FRONT YARD OF 0 FEET & SIDE YARD OF 0 FEET INSTEAD OF THE REQUIRED 25 & 30 FEET AND TO PERMIT DISTANCES OF 50 FEET AND 55 FEET BETWEEN BUILDINGS INSTEAD OF THE REQUIRED 55 AND 60 FEET
- FLOOR AREA RATIO  
 LOT 1 = 0.41  
 LOT 2 = 0.59

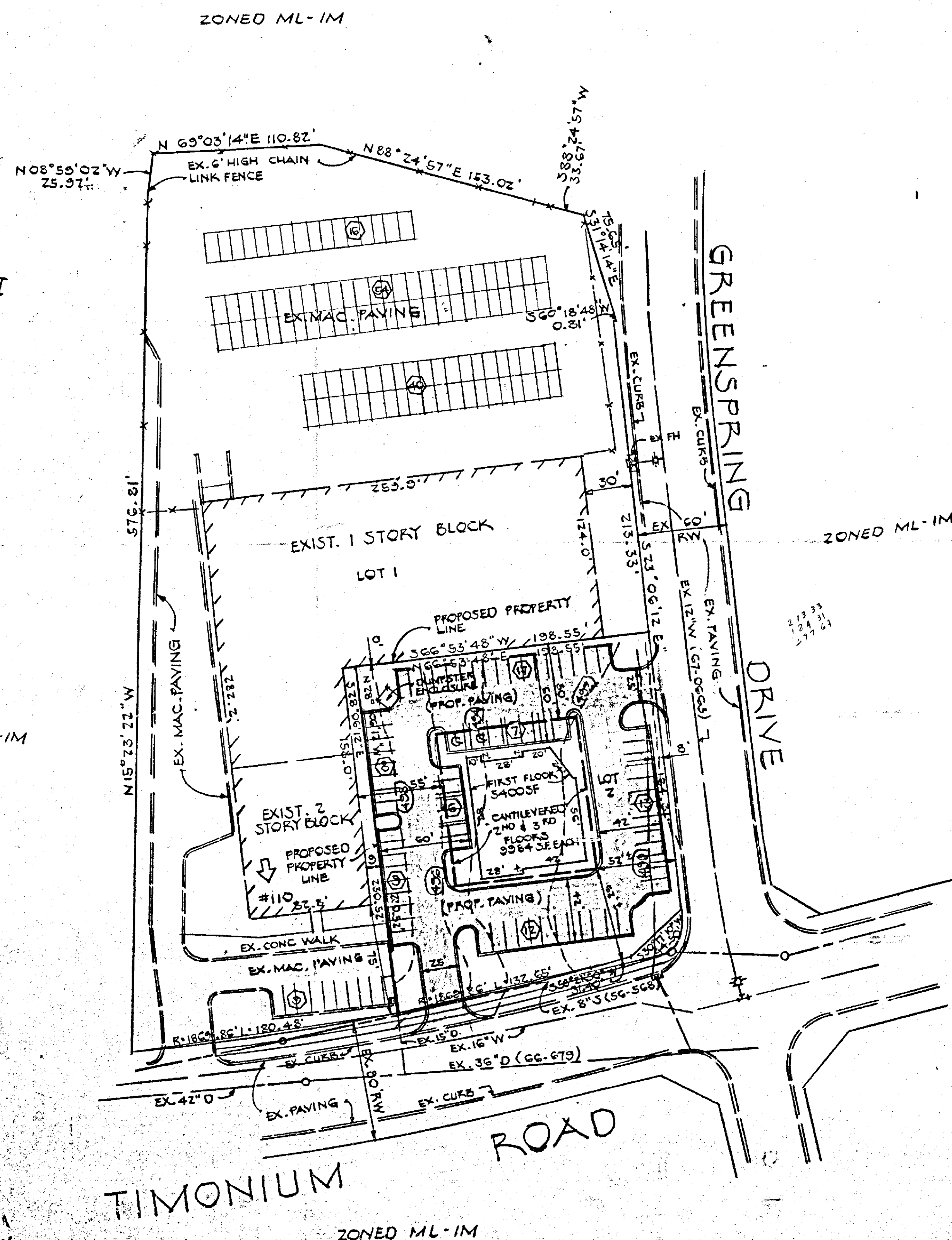


SOUTH ELEVATION

PETITIONER'S  
 EXHIBIT

PLAN TO ACCOMPANY  
 VARIANCE APPLICATION  
 N.W. CORNER TIMONIUM ROAD  
 & GREENSPRING DRIVE  
 ELECT. DIST. 8 BALTO. CO., MD.  
 SCALE 1" = 50' JULY 31, 1986

# 122



HUDKINS ASSOCIATES, INC.  
 201 EAST JOPPA ROAD  
 ROOM 101, SHELL BUILDING  
 TOWSON, MARYLAND 21204  
 410-678-3000